FLATS BUILDING AND TO BE BUILT IN LARGE NUMBER

All Sizes and Degrees of Cost Represented in Proposed Work.

OUT IN THE NORTHWEST

Some People Contending That Erection of These Structures Is Overdone.

There is any number of doubting Thomases, who seriously question the advisability of continuing the erection apartment houses, both large and small, at the rate at which these structures have been and are still being reared. The men-and among them are several whose experience in the real estate business entitles their opinion to respectful consideration-believe that the building of apartments is decidedly overdene: and must result, sooner or later, in great pecuniary lose to those

They point to the fact that as soon as a new apartment house is erected in a certain neighborhood, there is almost immediately an execuse for the District.

Beside 25 class rooms there are chemical, physical and biological laboratories, a gymnasium, drill room, and assembly hall. as a new apartment house is erected in immediately an exodus from older structures, and this migration continues ad infinitum. They argue that ren-tals in the structures thus abandoned must necessarily decline, and that it is only a question of time when these declines will amount to a positive loss ant real estate deal. Mr. Pickford built North Capitol and 1st streets north-

No Cessation in Building.

Whatever may be the considerations that influence the construction of apart-ment houses, it is evident that their on the contrary, investors, as well as speculative builders appear to believe as strongly as ever in the review of the Masi estate through Moore & Hill, as strongly as ever in the paying qualities of the apartment house. If present indications can be trusted, there will be more of these structures reared during the current year than in preceding twelvemonth in the history f this class of architecture in Wash ington. The character of the buildings to be erected will, of course, vary great ly, and it can be said that they will range from the cheapest of the twostory class to the most expensive sky The building record for 1905 will be made up largely, as far as the HOME IN GEORGETOWN. amount expended is concerned, from the sums involved in the construction

In this connection one may well point to the experience of all great cities where the apartment house has come into vogue. In European cities it passed the experiemntal stage long ago, although in the majority of Continental cities it has never attained to skyseraper proportions. But the building of apartment houses has continued there in ever increasing numbers, and even the smaller towns have followed the lead of their bigger sisters. In New York, Chicago, Fniladelphia, and other American cities the experience has been duplicated, and it is not at all probable that Washington will prove an excep-tion to the general rule,

Where Do People Come From.

Where Do People Come From.

There is one puzzling feature in consection with this matter, so far as Washington is concerned. No matter now many apartment houses are built, there is an unceasing demand for dwellings at rentals ranging from \$25 to \$50.

Where, it is asked, do all the people nection with this matter, so far as Washington is concerned. No matter how many apartment houses are built there is an unceasing demand for dwellings at rentals ranging from \$25 to \$50 Where, it is asked, do all the people come from? Perhaps the answer to the question may be found in the recent police census, and, then, again, there must be considered the considerable floating population, which has its abid-ing place in the National Capital, during more than half of the year, and a ing more than half of the year, and a goodly portion of which is not satisfied Address BOX 595, this office. ap28-3t with accommodations to be found in a boarding house. Again, there can be boarding house. Again, there can be no doubt that the boarding houses furnish a large quota of those who fill the smaller apartment houses, and even some of the larger ones, while another contingent occupies the smaller dwellings vacated by those who have chosen the flat for their abode.

In the Far Northwest.

It is a noteworthy fact, to be considered in connection with the trend of the city toward its northwestern limits, that the apartment house is beginning to form one of the prominent features of its architectural development. Five years ago anyone predicting that a large apartment house would be built streets would have gotten the merry ha-ha. And yet that is what is going to be done by Charles E. Roach and William N. Roach, jr., for whom Architect N. R. Grimm is preparing plans for a five-story structure to be placed on a lot 80 by 100 feet in dimension, aranged in such a way as to give the building light and air on all sides. Motied brick and brown stone will be used for the front, and marble, slate, and iron for stairways and other interior iron for stairways and other interior audipment so as to give a semi-fireproof building. It will contain twenty-five apartments of five and six rooms each, all finished in the best possible manner and provided with every modern convenience. It is emphasized that this apartment house, which will cost about 100,000, is not built for speculative purposes, but for investment, and, therefore, a substantial structure is aimed at.

Another apartment house, also five stories in neight, is to be placed on ontario street and Lanier avenue. The lot is N by 100 feet and the front will be of brick, stone, and terra cotta. It is to be a fireproof structure, with roof is to be a fireproof structure, with roof is to be a fireproof structure, with roof garden and cost \$75,000. The N. T. Haller Company, architects, are drawing the plans.

Close to everything. Easy the start of the place of everything. Easy the start of the place of

ing the plans.

Architect W. S. Plager nave prepared plans for two three-story apartment houses which Weller & Repetti, real estate brokers, intend to erect on Fourth street, near Pennsylvania avenue southeast. Samuel H. Maddox is the builder.

Business High School.

The handsome structure to be the future home of the Business High School is rapidly nearing completion and will be turned over to the District before the

NEW BUSINESS HIGH SCHOOL RAPIDLY NEARING COMPLETION



NOTABLE PUBLIC BUILDING.

In Course of Construction at Ninth Street and Rhode Island Avenue Northwest.

ontract, which is still over four months

Important Real Estate Deal.

The return of Thomas H. Pickford, of

Big Office Building.

John Mariner, a capitalist of Norfolk

completion of the time allowed in the the lot adjoining the Builders' Exchange, on Thirteenth street, for \$30,000. distant. The four-story building, a view of which is shown in the course of construction, is located on the northeast corner of Ninth, street and Rhode Island arenue parthwest. It is expected to avenue northwest. It is expected to prove one of the model school buildings building, which will be erected in the near future, the Government will take all but the first floor, for a purpose not yet stated.

Moore & Hill have sold the last one of the six apartment buildings on Third and Fourth streets, respectively, between F and G streets, for \$27,000, being 1410 G street northwest, from a trip to \$4,500 each. The same firm has sold all Egypt, was marked, early in the present week, by the closing of an import-Harry Wardman on U street, between and real estate deal. Mr. Pickford built last year a structure 50x160 feet in size and five stories high, at 215 Thirteenth at yeary obvious fact. The rentals gained from a new apartment house are sufficiently remunerative to compensate its owner for the proportionate loss resulting from lower rates after the building is less modern than its competitors.

No Cessation in Building.

And real estate deal. Mr. Pickford built last year a structure 50x160 feet in size and five stories high, at 215 Thirteenth streets outhwest, completing it on December 1. The building was rented by the Government and on December 26 the Bureau of Publication was installed in it. The deal, which was closed April 25, was the sale of the building to Charles H. Ricketts & Co., the consideration named being \$50,000. Ellerson & Wemple made the sale during Mr. Pickford built in streets north-west; for Louis F. Gordue, 308 Florida and five stories high, at 215 Thirteenth street southwest, completing it on December 1. The building was rented by the Government and on December 26 to Princeton street, between Thirteenth and Fourteenth streets, Columbia in it. The deal, which was closed April 25, was the sale of the building to Charles H. Ricketts & Co., the consideration named being \$50,000. Ellerson & Wemple made the sale during Mr. Pickford's absence. street northwest.
Eight semi-detached nouses are being built by J. F. McCormick on Utica street Petworth, four by Benjamin White on Savannah street, while G. W. F. Swertzeil has just completed ten houses on Fifth street. Terrell & Little are building two houses on Omaha street.

GEORGETOWN REAL ESTATE.

any FINE ACREAGE PROPERTY.

-Located near Georgetown-one of the highest points in the District, on Ridge Road, within few minutes' walk of elec-tric cars. Will sell 20 acres as a whole, or in 1 and 2 acre tracts at a price that'! enable quick buyers to realize big prof

-An attractive home adjoining property that's valued at \$25,000. Roomy, fortable house not in a row-spa grounds and exclusive neighborhood. Special..... \$7,500 The Miller-Shoemaker Real Estate C

1323 32d St. Phone West 40.

FOR SALE-FARMS.

highest state of cultivation; income ow \$460 per month; near Alexandria; 11-root brick house; buildings in excellent condition Address SPRING BANK, Alexandria, Va. ap28-3t

FOR SALE-LOTS.

FOR SALE—CHEAPEST LOT ON WASH.

HTS. South front; size 51x127, to alley.

FINE SITE FOR AN APARTMENT.

Just off Columbia road and 18th st.

LOW PRICE FOR QUICK SALE,

Apply to J. V. N. HUYCK, 1505 Pa. ave. nw.

WANTED-LOTS.

WANTED-Lot for store; prefer corner, improved or unimproved. Address EOX 57, this

TIMBER AND MINERAL LANDS.

FOR RENT-HOUSES.

FOR RENT—

WM. H. SAUNDERS & CO.,

1406 Staughton st., 9 rooms and bath.

2638 Cambridge place, 9 rooms and bath.

1455 Florida ave., 7 rooms and bath.

1294 14th st. nw., 6 rooms and bath.

Kensington, Md., 9 rooms; good location.

On Blair road, ½ mile above Stott's Station,

on B. & O. R. R.

4½ acres ground, 11 rooms and bath; cellar;

cistern and windmill; water all through

house; hot-water heat; wide porches;

good stable; three stalls and carriage

room; plenty shade and fruit.

1219 14th st. nw., large store; good location.

Special inducement to good, reliable man

wishing to start in grocery business.

1227 11th st. se., large store and cellar; good

location.

1t

9	location.	1t
	FOR RENT-A. S. CAYWOOD,	
	933 9th st. nw. Phone M	. 710.
	1361 Roanoke st. nw	\$65.00
ы	1213 Q st. nw	50.70
	950 R st. nw8rs	25.63
	1062 New Jersey ave. nw6 rs	16.50
	218 Wilson st. nw 3 rs	8.00
ď	1222 1st st. sw4 rs	6.50
9	1761 P st. nw	60.60
d	1501 8th st. nw	40.00
	127 Cal. ave. ne	16.50
d		15.30
1	727 2d st. ne	7.00
i	2007 Seaton st. ne 6 78	
i	610 Trumbull st nw 3 rs	6.30
d	1251 Austin st., S. Brookland, D. C 8 rs	15.30
	210 Capitol ave., Ivy City, south half.7 rs	10.00
1	UNFURNISHED ROOMS.	
d	439 9th st. nw., single or en suite.	
	501 Stanton place ne., 2 south rooms FLATS.	12.00
	927 9th st. nw. Fourth flat 3 rs	15.50

927 9th st. nw. Fourth flat....... 8 rs 15.50 ap29-3t FOR RENT-820 9th st. nw., storeroom, dwelling; five rooms. Inquire 812 9th st., or OWNER, 2004 15th st. nw. 1t 1402 6TH ST. NW.—Nine rooms and bath; rear yard; perfect condition; \$32. KARRICK & METCALP, 1333 G st. ap29-3t FOR RENT-Furnished, to reliable party, 1737 Corcoran st., from June to October, sur-FOR RENT-Nos. 3207 and 3219 U st. nw., Georgetown Heights, opposite Dumbarton Club, high location, large lawn and plenty of shade. Apply owner, n. e. corner of 34th and U sts. nw. ap27-3t

COUNTRY PROPERTY.

HOMES in and around Herndon, Va.; six room house and lot, \$1,000; 25 acres; good house and outbuildings; \$2,250. Six-room house and lot, \$750. Farm, 175 acres, near station; nice buildings; \$26 per acre, Catalogue on application. J. W. BAUCKMAN & SON, Herndon, Va. TO QUICK BUYERS—Several special bar-gains in farms and village homes within one to two hours of Washington, D. C. For cat-alogue apply to W. H. TAYLOR, Herndon, Va. FOR SALE—Several desirable and handsome country and suburban estates in Maryland and Virginia. ISAAC H. SAUNDERS, 1407 F st. nw. Phone Main 1017-M. 169.90t

rge apartment house would be built FOR SALE-HOUSES-FOR SALE

JOHN F. DONOHOE & SONS, 308 EAST CAPITOL STREET.

PHONE EAST 04.

Price \$3,200.

Price \$3,200. B st., ne., between 11th and 12th, a 6-room modern press-brick bay-window house; southern exposure; no more convenient neighborhood in Washington; close to everything. Easy terms.

Price \$2,500.

A st., se., very close to Lincoln Park; a 7-room modern brick house; beautiful lot, running 120 feet deep.

Price \$2,600.

Price \$5,200.

762 lith st. se., containing 6 rooms and cellar, modern in every detail, all open plumbing. We know this house will suit House is in perfect condition. Will make an ideal home or pay well as an investment. Easy terms. An offer wanted.

Price \$2,500.

We can quote you the lowest price on any piece of realty that is for sale. Do not buy before getting our list. Property in all sections of the city. If it

JOHN F. DONOHOE & SONS, 308 EAST CAPITOL STREET PHONE EAST 84.

FOR SALE-SUBURBAN.

NEAR TENLEYTOWN CARS-One fare t city; eight building lots, \$150 each; will sel two or all. Address BOX 74, this office. ap30-3t

5½ ACRES, \$1,506-4 acres, 5-room cottage, stable, chicken run, fruit, fine shade; one fare. W. W. WEEDIN, Mt. Rainier, Md. ap30-3t. THREE PLACES AT LANGDON, D. C. One fare to city.

9-room house; large lot; 4 blocks from cars; furnace heat; porches, etc.; \$25 per month. 6-room house, with garden; one block from ears, \$18. 6-room house; large lot; one block from ears, \$15. ATKINSON & BALLARD CO., INC., REAL ESTATE, LOANS AND INSURANCE, 1411 G St. N. W. ap30-tf

I HAVE A NUMBER of immediate cash purchasers for SUBURBAN or SEMI-SUB-URBAN HOMES, at prices ranging from \$5,000 to \$15,000. Owners of Attractive Properties desiring to sell promptly should send particulars at once to THOMAS B. HUYCK, 1505 Pennsylvania ave. nw. 1t

FOR SALE—A GREAT BARGAIN.
ONLY \$3,750. IT'S A GEM.
REDUCED FROM \$4,500.
AN ELEGANT NEW COTTAGE.
ON THE HEIGHTS, SOUTHEAST.
LARGE PARLORS, RECEPTION HALL,
BEAUTIFUL DINING ROOM,
KITCHEN, PANTRY,
3 EXQUISITE BED CHAMBERS,
LARGE ATTIC, CONCRETED CELLAR,
SPLENDID HOT-WATER HEATING SYSTEM.
LOT 30x100.

TEM.
LOT 30x100.

BUILT BY OWNER FOR HOME.
NO EXPENSE SPARED.
THE SURROUNDINGS REMIND ONE
OF CLEVELAND PARK, OR CHEVY
CHASE. A NEIGHBORHOOD OF BEAU.
TIFUL COTTAGE HOMES. ELEVATION
HIGH AND HEALTHY, OVERLOOKING
ALL WASHINGTON. IT'S WORTH
YOUR CAR FARE AND TIME TO SEE
IT.

121 MAPLE AVE.,
ANACOSTIA.

2 SQUARES FROM CARS.
DON'T INSPECT WITHOUT PERMIT.
MOORE & HILL (Inc.), 717 14th st. nw.
ap29-2t

A BEAUTIFUL HOME at Woodside, Md.; 10 minutes from steam and electric cars; 2-3 acre; 6-room house; fruit; shade, and splendid water. Price, \$2,000.
HYATTSVILLE, MD.—Three acres; 8-room house; 10 minutes to steam and electric cars. to sta \$2,850.

FALLS CHURCH—Four acres; 7-room house.
LINDEN, MD.—Ten acres; 10-room house.
OTHER PLACES at College Park, Avenal,
Takoma, Seabrook, Kensington, and other
suburbs.
C. J. HANBACK, 514 F st. nw.

COME OUT SUNDAY-LINWOOD HEIGHTS.

Lots \$50 to \$150. Very Small Monthly Payments. NO INTEREST-NO TAXES. WASHINGTON CITY PROPERTY. Fire and Police Protection FREE DELIVERY OF MAIL Take Columbia (H St.) cars to 53d st. One car fare. Agent on ground from 10 a.m. to

p.m. Drop us a postal for further information. LINWOOD HEIGHTS COMPANY,

Phone Main 4092-M. Cor. 9th and F sts. nw ap29-2t ROOM 7, WARDER BUILDING. FOR SALE-New seven-room house at Mt. Ranler; papered throughout; porches and out-houses; \$1,950 cash. Apply at Postoffice. It

PRICE, \$2,450.

Six-room cottage in Northwest suburbs.
Large porches; one car fare; 30 minutes
from Treasury. Large lot. Easy terms.
S. W. PICKFORD, 311 Colorado Building.
appg-1f

\$1.00 DOWN. \$1.00 MONTH.

OWN YOUR HOME AT CAPITOL HEIGHTS. STOP PAYING RENT.

BE YOUR OWN LANDLORD. Come out today, tomorrow, or any old time, and buy a home. High, Handsome, Healthy, Shady, Beautiful, CRYSTAL SPRING WATER, 5 Cts. Car Fare 6 Tickets 25 Cts.

LOTS \$20.00 UP.

Don't let the coportunity of a lifetime pass without buying a home at CAPITOL HEIGHTS, as lots are selling rapidly, and will soon be all soid.

Bring your family out Sunday and spend the day with us.

AGENT on Grounds from 8 a.m. to 6 p.m. daily. Take H st. cars and get off at filst st. ne. Office on Grounds, fist and East Capitol sts. Main office, 214-215 Mc-Gill Building.

\$1.00 DOWN. \$1.00 MONTH.

ap28-tf HOMESTEAD IN MARYLAND-Ten acres of land. 8-room dwelling, frost-proof stone veg-etable house, ice-house, large stone poultry house, stone milk dairy, stable and other outbuildings; variety of fruits; excellent water; on Pennsylvania railroad, thirty min-utes from Washington; immediately at sta-tton. C. C. MAGRUDER, 624 F st. nw. ap28-3t

FOR SALE-SUBURBAN

FOR SALE-F. H. SMITH CO., 1408 N. Y. 8 cc. SALES AGENTS. BOND BLIG. New 8-room house; 2,300 square feet of ground; large porches; good water; half block from electric car line on Monroe st Forest Glen, Maryland, Offer wanted. PETWORTH-New frame cottage, large and roomy, with abundant grounds; nice comfortable home. Will sell at a very reasonable price and on easy terms. 2326 Brightwood avenue—New, cottage-style, brick dwelling; nice porches; well rented. Owner anxious to sell, and a fair offer will rick dwelling; nice porches; well rented wner anxious to sell, and a fair offer will considered. ap23-3t

FOR SALE—Two pretty cottages, just out side D. C. line, one car fare, 9 rooms, cellar; furnace; in perfect order; lot 70x150 \$3,000. Also Bunglo Cottage, 6 rooms, cellar; lot 30x100; will rent at \$11. Price \$1 500.

lar; lot 30x100; will rent at \$11. Price, \$1,500. CR. SALE—Lots of lots. Two beautiful lots Woodmont, Md., on car line, just outside D. C.; high and beautiful; only \$350 each.

each.
FOR SALE—Splendid 8-room cottage, 30 minutes' ride of city; fine water; lot 50x125;
cars half squar; of house \$2,50x
GEO. M. SLYE, 620 F N. W. ap29-3t

FOR SALE OR LEASE—Nearly new sixroom house in Falls Church, about one-hal;
acre of ground; all necessary outbuildings;
large shade and fruit trees; good well of
water; good neighborhood; about seven minutes' walk from steam and electric cars.
Address OWNER, Box 33, this office.
ap28-3t

FOR SALE—Eight-room cottage, with improvements, and large lot, in Northwest section; price reduced to \$5,000; \$200 cash and balance in small monthly payments.

A six-room cottage for \$2,100; \$100 cash, balance easy monthly payments.

T. H. PICKFORD,
Office address, 1410 G st. a)25-tf

HOUSE; four acres; \$750; house, ten acres, \$1,000; house, 18 acres, \$1,000; house, 20 acres, \$1,500; house, 5 acres, \$2,500; five-room house, \$1,500; house, 5 acres, \$2,500; eight-room house, \$2,200; nine-room house, \$3,000; twelve-room house, \$6,000; no catalogues; please state specifically what you want. PIERCE & PIERCE, Vienna, Va. ap23-20t BRENTWOOD, MD.—One fare to District line; only a few lots left at \$200 or less; quite a number at \$300 and upward; \$5 cash, \$5 monthly, on any lot up to \$250. W. A. BARTLETT, Loan and Trust Building. ap22-30t

FOR RENT-SUBURBAN.

TWO LARGE, airy rooms; delightful summer place; excellent car service; board lext door. MACLEOD, Perry st., Brookland ap30-3t

FOR RENT-At Brentwood, near the Listrict Line, with privilege of buying, a two story, nine-room house; good water; lawn and one-half acre of ground; necessary out buildings; five minutes' walk to electricars; at \$15 per month by R. N. RYON & CO., Commercial National Bank Building corner 14th and G sts. nw. ap30-3t

FOR RENT-F. H. SMITH CO., 1408 N. T. ave. RENTAL AGENTS, BOND BLDG. Monroe st., Forest Glen, Md., NEW 8-room house; 23,000 square feet of ground; LARGE PORCHES; good water; half block from elec-tric car Hne; low-rent.

FURNISHED OR UNFURNISHED—Country house, 10 rooms and bath water in house; large lawn; shade trees; ice free; situated on farm, 10 minutes' drive from Gaithersburg, 5 minutes' walk from Ciopper's, Metropolitan Branch, B. & O. R. R. Rent, \$200 for season fur to six months. J. B. DIAMOND. Gaithersburg, Md. ap29, 30, my2

SUBURBAN PROPERTY.

FOR SALE—At sacrifice, fine six-room cettage at Takoma Park; price, \$2,70; owner leaving city; lot 50x150 feet; shade and fault trees. Inspect. J. C. FORMAN, home on Baltimore ave.

FOR SALE OR RENT-Furnished or unfor SALS of the form of the formished, the prettiest ten-room house in Virginia; 15 miles from Washington; electric rallroad station at back door, with side-wall; shade, fruit, and good water; price, \$1,000, with eight acres of land. N. O. BOND, Fairfax, Va.

GET A CERTIFICATE OF TITLE to your suburban or farm purchase in Maryland ffom the MARYLAND REAL ESTATE TITLE CO., Com. Nat'l Eank Building, 14th and G, and your title will be secure. fell-90t FOR SALE OR RENT-SUBURBAN.

FOR SALE OR RENT-Six room, bath and cellar cottage; range, latrobes, water, gas, sewer; porcelain bath; porches front and side; large lot; block from cars. OWNER, 815 Erie st., Brightwood Park.

SUBURBAN LOTS.

Such an offer as ours generally has a string to it. You have to save a few million coupons or do something else that puts money in pockets of the firm offering a prize.

Here Are Full Instructions:

Write us an advertisement concerning the subdivision of CONNECTICUT AVENUE HIGHLANDS. Use any number of words you desire, not to exceed 400: make it a display "ad," underscoring all words intended to be set in large type; do not use any illustrations; write on a large sheet of paper about size of half a page of a newspaper and exactly as you desire it set by the printer; then mail your copy to us and we will turn it over to the following gentlemen, who will act as judges to decide on the merits of the different ads offered.

J. Whit Herron, Business Manager, The Star.

John F. Wilkins,

Business Manager, The Post.

A. D. Marks,

Business Manager, The Times.

Frederick A. Stier, Cashier Lincoln National Bank,

Jos. F. Hood, Sec. American Security & Trust Co

Chas. H. Davidge, Cashier Washington Savings Bank.

If you write the best "Ad" you get \$100

If you write the second best "Ad" you get \$50 If you write the third best "Ad" you get \$25

Ad writers connected with newspapers or ad writing agencies, also non-residents of Washington, are barred from this contest.

Contest Closes May 30. Prizes Awarded June 10.

Send or call for our brochure. It gives full particulars regarding the Highlands. BETTER GO OUT SUNDAY, LOOK THE PROPERTY OVER AND GET YOUR OWN IDEAS. THE LOCATION IS ON CONNECTICUT AVE. EXTENDED, JUST ONE BLOCK BEYOND ZOO ENTRANCE AND ADJOINING CLEVELAND PARK.

ROBINSON & COMPANY

(Incorporated),

613 Fourteenth St. N. W.

FOR SALE -HOUSES.

FOR SALE—A six-room bay-window, bath brick and cellar, in fine order, at rental, \$25.50 per month; half square 14th st. cars; price, \$4,000; offer wanted. G. J. GOD-DARD, 73 S st. nw. FOR SALE—Six-room house in Northeast; all modern improvements; desirable neighborhood; 3 minutes to Columbia line; terms reasonable. Price, \$3,299. Address BOX 99, this office.

FOR SALE—Prettiest home on Washington Heights; 9 rooms; 2 tiled baths; fine closets, etc. Semi-detached and bright. Price, 89,000. Apply to THOMAS B, HUYCK, 1505 Pa. ave.

OR SALE-A RARE CHANCE To secure a fine residence, thoroughly built: 12 rooms; 2 modern baths; hot-water heat; on beautiful avenue Northwest, fronting two parks. Sacrifice price, \$12,500. Must be sold. Apply to J. V. N. HUYCK, 1505 Pa. ave. nw. It

ELEVENTH STREET NORTHWEST.
Between O and P sts., west side of street.
Ten rooms and bath. Lot 18x94.
PRICE, \$4,750.

PRICE, \$3,250.

New York Avenue, between North Capitol and First Streets Northeast.

Six rooms and bath; cellar; furnace; gas and coal ranges. Rented for \$22,70 month. NORTH CAPITOL STREET.

Between New York ave. and O st.
Six rooms and bath; cellar; furnace.
Lot 17x100. Rent, \$25 month.
PRICE, \$3,600.
S. W. PICKFORD, 311 Colorado Building.
ap29-3t

THE HARRISON-BROWNING CO.,

907 G STREET N. W. 17th N. W., on Heights-8 rooms and balance easy monthly payments.
T. H. PICKFORD,
Office address, 1410 G st.

POR SALE—An attractive 10-room house at
Berwyn, near steam and trolley cars; all
ready to move in; large grounds; plenty of
shade; high location; abundance of good
water; furnace and bathroom; original cost
to owner, who is now away, \$4,500. Price,
if sold within ten days, \$2,750; \$500. cash,
balance to suit, CHARLES SHEPARD, 617
F st. nw.

HOUSE; four acres; \$750; house, ten acres,
\$1,000; house, 18 acres, \$1,000; house, 20

17th N. W., on Heights—8 rooms and
bath, W., on Heights—8 rooms and
bath, N. W., on Heights—8 rooms and
bath, Stable.

N. W., 2d and 2d sts.—10 rooms and
bath, Stable.

N. W., on Heights—8 rooms and
bath Stable.

N. W. on Heights—8 rooms and
bath S

bath 3,000
D N.W., bet. 6th & 7th—Store property..\$7,000
12th N. E.—Two new two-family apartment houses; rent, \$38 and \$40 per house... \$4,000, \$4,500
7th, above Florida ave. nw.—Store and dwelling, and house in rear. Total

THE HARRISON-BROWNING CO., 907 G STREET N. W. ap28-3t HOW TO BE YOUR OWN LANDLORD
ON \$100 CASH AND \$20 MONTHLY.
For full particulars drop postal, telephone,
or call for new illustrated booklet, plat.
etc., of Mount Pleasant Heights.

FULTON R. GORDON, Northwest Subdivisions a Specialty, ROBERT G. HEATER, Manager. Fel. Main 529. Colorado Building.

ONLY \$100 CASH,

Balance \$20 monthly. New houses, Pennsylvania ave., hot far from navy yard; 6 rooms; porcelain bath; furnace heat; concrete cellar. The best opportunity in Southeast Washington. LeROY MARK, "The Oval Sign." ap11-30t

EASY TERMS. Interest 5%. New Houses. At the corner of 14th and G sts. Se. Southern exposure; convenient to car line and navy yard. Two-story and cellar attractive brick dwelling, with stone trimmings, containing six large rooms and bath; furnace heat and cellar. Houses will be beautifully finished to suit purchasers.

FOR SALE-HOUSES.

\$3,300.

JOSEPH I. WELLER,

REALTY BROKER, 602 F St. N. W. FOR SALE-45,000-6 ST., BETWEEN 10TH AND 14TH STS.—Look the city over and you won't find a house in better condition than this one; conveniently located, near three car lines; southern exposure; six rooms, sil exceptionally large and bright; very good closets. The bath has porcelain tub, marble wasnistand, nickel plumbing. The lot is over 18 feet wide, 104 feet deep. TWO-STORY BRICK STABLE.

H. R. HOWENSTEIN CO.,

1314 F Street. ap14-tf WE GUARANTEE SATISFACTION.

JOHN F. DONOHOE & SONS,

Beal Estate

AGENTS. BHOKERS, APPRAISERS,
hone East 84. 308 East Capitol St.

FOR SALE-HOUSES AND LOTS.

FOR SALE—\$1,600; house and lot; 1121 2d st. se.; nine-room house, about 2,000 feet of ground. OWNER, 302 19th st. se. ap30-34

WANTED-HOUSES.

WANTED-House, with cellar, stable, or room for stable; will pay from \$3,000 to \$4,000. Address, stating price and location, BOX 9i, this office.

IMPROVED PROPERTY.

GREAT SACRIFICE.
Square of ground, 300x250, with large brick
building.
Attractive for school, home or subdivision.
Two car lines, water, sewer, and gas.
WILL POSITIVELY BE SOLD.
The greatest bargain in the District of
Columbia. Immediate investigation solicited. P. J. WALSHE, 1336 New York ave.

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-Lowest rates of interest. Payment on principal in amounts of \$500 or more received at
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MONEY TO LOAN on approved city real estate at 4.4%, and 5 per cent interest. Special privileges with respect to prior payments.

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tion for borrowers.
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HOMES

Moderate Prices

\$4,000—Sixth Street Northeast.

\$4,100—Just Off Lincoln Park. This very cheap residence property is on Tennessee ave, ne., just a few doors north of the park; one of the most attractive sections of Capitol Hill; is a good wide house; has 8 rooms and bath, and is one of the cheapest houses in this section.

\$4,500—Lincoln Park Home.

Located near the center on the north side of this attractive park; this cozy little home is very much lower than any other property fronting on the park; it has 6 rooms on two floors, porcelain bath, with cellar and furnace heat; it is a two-story bay-window brick, 18 feet wide; nothing more desirable in the section.

\$6,000—Ninth Street Northwest.

A good home or paying investment; a 3-story, 8-room brick, on this popular street, where property is rapidly enhancing in value; this house is rented at \$40 per month, and at the price offered is a paying investment. \$4,200 can remain at 5 per cent.

condition than this one; conveniently located near three lines of cars; southern exposure; 6 rooms; all exceptionally large and bright; very good closets. The bath has porceian tub, marble washstand, nickel plumbing. The lot is over 18 feet wide, 104 feet deep. TWO-STORY PRICE STABLE.

H. R. Howenstein Co., 1314 F St. N. W.

An exceptional offering of a 3-story, red brick, 18 feet wide; on a good residence street and first-class section; has 9 rooms and bath; excellent cellar; furnace heat; large back yard to a 30-foot alley. You make a mistake if you don't inspect this house at once.

This very desirable property is located in an exceptionally pretty section of Capitol Hill, and is offered at a very low price; is built on reception-hall plan; has 4 rooms on each floor, besides modern bath, concrete cellar, and furnace; the lot is nearly 18 feet wide, making a large, roomy house.

\$3,750—A Cheap Northwest Home.

In a very pretty and convenient section of the Northwest; convenient to cars; this little 7-room and bath brick, with a lot 25 feet wide, is offered at a price less than most Northeast homes; it is in good condition, has large cellar, and heated by furnace. It will rent to show a good investment.

\$3,500—Exceptionally Nice Home.

This little house is near the corner of one of the principal thoroughfares of the Northeast. It is well located, well built, and is altogether a very destrable little home. Front of light brick and brown stone; 6 rooms and bath on two floors; finished very attractively; large cellar and furnace heat.

\$3,000—Near Lincoln Park. YJ,UUU A 3-story brownstone and brick, right on top of the hill; 6 rooms and bath. A very cheap house at the price.

\$3,350—A Cozy Little Home.

Owner wanting larger heuse, will sell this, his present residence, at a very low figure, or will exchange for 8-room house. It has 6 rooms on two floors; modern bath, open nickel plumbing; excellent cellar, good furnace, and all modern equipments. \$100 cash and balance monthly is all that is necessary.

\$3,000—Twenty-first Street Northwest.

A very neat 2-story brick, 6 rooms, bath and cellar; convenient to two lines of cars, and good renting section; rented at \$20.40 per month. \$5,000—S Street, Between 10th and 14th Streets.

MONEY TO LOAN on real estate at 4, 4%, and 5 per cent. Every consideration shows

MONEY TO LOAN AT LOWEST RATES OF INTEREST on D. C. real estate. No unreasonable delay. WALTER H. ACKER, fe4-ff 1420 F nw.

Easy Terms

\$4,500—Near North Capitol and R Streets.

The owner of this very attractive home having permayond doubt the best house in the entire Bloomingdale section at the price; it was built by day's labor and finished in the finest material; no houses in the entire section have such expensive and attractive fronts; has 7 rooms besides bath; double back porches; plenty of closets; excellent cellar with heater; terms arranged.

\$4,200—Convenient to Union Station.

This very desirable home is on good lettered street on Capitol Hill, between 2d and 3d sts.; if is full 20 feet wide, with lot 120 feet deep; 7 rooms and bath, with side alley, making all rooms very light. Get key to inspect.

\$4,500—A Very Convenient Home.